

**Amended NOTICE & AGENDA
PLANNING COMMISSION MEETING**

April 12, 2007

Public Meetings at City Hall, 130 North Main
Study Session: 5:30 p.m. or as soon thereafter as possible
Regular Session: 7:00 p.m.

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- (7:00) 1. Minutes.
- 2. City Council Report.

ZONING TEXT CHANGE APPLICATION

- (7:05) 3. Farmington City (Public Hearing, continued from 3/15/07) - Consideration of a recommendation to amend or repeal Chapter 12 of the Zoning Ordinance regarding conservation subdivisions and amendments to Chapters 10 and 11 of the Zoning Ordinance regarding lot sizes and references to Chapter 12 and/or conservation subdivisions. (ZT-4-07)

ZONE CHANGE APPLICATION

- (7:15) 4. Trophy Land Development (Public Hearing) - Applicant is requesting a change of zoning from A (agriculture) to AE (agricultural estate) and schematic plan approval for a 23 lot subdivision on 16 acres located on property at the southwest corner State Street and 650 West. (S-6-07 and Z-2-07)

SUBDIVISION APPLICATIONS

- (8:00) 5. The Gardner Company (Public Hearing) - Applicant is requesting preliminary plat approval and a recommendation for final plat approval for a mixed-use development known as the village at Old Farm. The site is located west of Main Street, east of US 89, south of the Cherry Hill Interchange, and north of the Old Shepard Creek Estates and Old Shepard Commons subdivisions on approximately 34 acres in the NMU zone. (C-2-07 and S-8-07)
- (8:15) 6. DAI (Public Hearing) - Palmer Estates Preliminary Plat continued from a public hearing on March 15, 2007. Planning Commission to consider revisions to the preliminary plat based on comments from the hearing where the application was previously tabled. (S-17-06)

CONDITIONAL USE / SITE PLAN APPLICATION

- (8:45) 7. Nixon & Nixon, Lock-It-UP Self Storage - (Public Hearing) - Applicant is requesting Conditional Use Approval to develop storage units on property located at 549 West Bourne Circle, 3.011 acres in the CM zone. (C-5-06).
- (9:00) 8. Russin Carver (Public Hearing) - Applicant is requesting a Conditional Use Approval to operate a small kennel for dogs at her home. The operation would

take place on 1.004 acres in the A (agriculture) zone at 187 South 1100 West. (C-5-07)

OTHER BUSINESS

9. Miscellaneous, Correspondence, etc.
10. Motion to Adjourn.

Please Note: Planning Commission applications may be tabled by the Commission if: 1. additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.)

posted April 9, 2007

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Director, Community Development